

# Action Plan

**Grantee:** Maricopa County, AZ

**Grant:** B-08-UN-04-0501

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<b>LOCCS Authorized Amount:</b>	\$ 9,974,267.00
<b>Grant Award Amount:</b>	\$ 9,974,267.00
<b>Status:</b>	Submitted - Await for Review
<b>Estimated PI/RL Funds:</b>	\$ 2,664,643.82
<b>Total Budget:</b>	\$ 12,638,910.82

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## Funding Sources

**No Funding Sources Found**

## Narratives

### Areas of Greatest Need:

A. AREAS OF GREATEST NEED The Maricopa Urban County has been hit hard by the foreclosure crisis, as have many Arizona cities, towns and communities. While Maricopa County recognizes this situation, HUD regulations require the County to target the Neighborhood Stabilization Program funds to the areas of greatest need. Using the data available at the time of document preparation, including HUD's foreclosure and abandonment risk scores, Maricopa County has identified the Urban County's areas of greatest need as being within the cities/towns of El Mirage, Buckeye and Goodyear. An analysis of home prices within Maricopa County's areas of greatest need supports home prices are currently affordable. Given this, and that there appears to be reasonable access to transit, employers and services, there is a strong probability for success in stimulating these local economies through the Neighborhood Stabilization Program. The data below reflects statistics collected from HUD data sets to determine the areas of greatest need. Specific strategies and steps taken by Maricopa County to determine the greatest need areas are explained under Section B of this document. Communities with a HUD Foreclosure Risk Score of 8 or above include Buckeye, El Mirage, Goodyear, Laveen, Sun City, Tolleson, Wickenburg and Youngtown. Areas with an unemployment rate of 5 percent or greater include Buckeye and El Mirage. The ratio of high cost loans exceeded 30 percent in Buckeye, El Mirage Gila Bend, Goodyear, Guadalupe, Laveen, Tolleson and Youngtown. The communities with a likelihood to see a continued problem over the next 18 months included Buckeye and El Mirage Gila Bend, Goodyear, Guadalupe, Laveen, Queen Creek, Sun City, Tolleson Wickenburg and Youngtown. USPS Vacancy Rates of 5 percent or more were reported in Goodyear, Sun City, and Youngtown. The communities with foreclosure rates that equaled or exceed 5 percent include Buckeye, El Mirage, Gila Bend, Goodyear, Guadalupe, Queen Creek, Tolleson Wickenburg and Youngtown. 500 or more foreclosures were reported in the communities of Anthem, Buckeye, El Mirage, Goodyear, Laveen, New River and Queen Creek. To the extent possible, Maricopa County intends to also target funds to the populations of greatest need. Populations of greatest need include: Households at or below 120% of Area Median Income; Households at or below 50% of Area Median Income; and formerly homeless households, disabled persons, and/or other special needs populations. The proposed activities to be undertaken with Neighborhood Stabilization Program funds include: homebuyer assistance (financial mechanisms including soft seconds, down payment and closing cost assistance and shared equity loans); single-family housing acquisition and rehabilitation; and acquisition and rehabilitation of rental housing and/or construction of new rental housing (to possibly include demolition of blighted properties). Maricopa County will adopt HERA counseling requirements that program beneficiaries must attend a minimum 8 hours of housing counseling from a HUD-approved counseling agency and provided by a certified housing counselor. Each of the above proposed activities is consistent with the Maricopa HOME Consortium Five Year Consolidated Plan for 2005 through 2009 and the Urban County Five-Year Consolidated Plan for 2005 through 2009. Copies of these plans are available upon request.

### Distribution and and Uses of Funds:

B. DISTRIBUTION AND USES OF FUNDS Response: Neighborhood Stabilization Program funds will meet the requirements of Section 2301(c)(2) of HERA to: Provide and/or improve permanent residential structures that will be occupied by households whose income is at or below 120% of area median income (LMMH). As required in section 2301(f)(3)(A)(ii), Maricopa County will use 25% of our allocation to meet the HERA requirement to provide benefit to low-income households (earning 50 percent or less of Area Median Income). Maricopa County conducted its needs assessment by analyzing statistics from the HUD Data Sets that were created for Arizona; broken down by Census Tract



and Block Group. These data sets reflect foreclosure and abandonment risk scores for the Neighborhood Stabilization Program, designated by HUD through analysis from four sources<sup>1</sup>. Criteria included 1) Unemployment rates; 2) High cost loans; 3) Significant foreclosure increases likely over the next 18 months; and 4) USPS vacancy rates. Maricopa County also took into consideration the percentage of foreclosures by census tract and the actual number of foreclosures in each census tract. Using this data, Maricopa County created a needs assessment matrix (located on page 2) and delineated service areas with risk scores of 8 or above; unemployment rates of 5% or above; high cost loans greater than 30%; an 18 month underlying problem of 5% or above; USPS vacancy rates of 5% or above; foreclosure rates of 5% or above; and number of foreclosures over 500 households. Areas that met the designated criteria in six or more categories were deemed to meet the definition of areas of greatest need for the purpose of the Neighborhood Stabilization Program. Maricopa County's areas of greatest needs analysis is supported in The Arizona Republic (October 6, 2008) that reports 9 of the 10 communities hit hardest by falling home prices were in the west Phoenix Metropolitan Area, and the only ZIP codes in which values decreased more than 30 percent were west of Interstate 17. El Mirage topped the list with an overall median home price decline of 32.5 percent, followed by Litchfield Park (28.2 percent), Youngtown (25.9 percent), Buckeye (24.5 percent) and Goodyear (23.7). Additionally, Maricopa County Community Development sought input on needs from government entities, advisory boards and nonprofits including: Maricopa County Community Development Advisory Committee, Maricopa County Board of Supervisors, Urban County Cities and Towns, Housing Authority of Maricopa County, Maricopa County Industrial Development Authority, The Arizona Department of Housing, Maricopa County Real Estate Department, Pima County, City of Phoenix, City of Tucson, Rural Community Assistance Corporation, Central Arizona Shelter Services, Local Initiatives Support Corporation, Habitat for Humanity, Maricopa County HOME Consortium, U.S Interagency Council on Homelessness Tele-Summit, Neighborhood Housing Services of Phoenix, Neighborhood Housing Services of Southwestern Maricopa County, HUD, Phoenix Office, Maricopa County Assessor and Treasurer, Maricopa County Materials Management. .

## Definitions and Descriptions:

C. DEFINITIONS AND DESCRIPTIONS Response: For purposes of this grant a "blighted structure" will be defined as real property which has been determined to have detrimental effects on the public health, safety, and welfare 3. A blighted structure or dilapidated building is any rerty structure that is in such disrepair or is damaed to the extent that its strength or stability is substantially less than a new building or it is likely to burn or collapse and its condition endangers the life, health, safety, or property of the public. Dilapidated buildings shall include, but not be limited to, those buildings that meet any or all of the following criteria: a) The building or structure's interior walls or other vertical structural members, list, lean or buckle to such an extent that a plumb line passing through the center of gravity falls outside of the middle third of its base. b) The building or structure, exclusive of the foundation, has thirty-three percent or more damage or deterioration to the supporting member or members structural assembly, or fifty-percent damage or deterioration to the non-supporting enclosing or outside walls or covering. c) The building or structure is infested by rodents, insects or other noxious pests, rendering it uninhabitable. d) The building or structure exhibits conditions that present actual hazards or dangers. e) The building or structure has been vacant and unsecured for more than forty-eight (48) hours, on more than one (1) occasion, during a previous twelve (12) month period. f) The building or structure or their contents represents an imminent health or fire hazard. 2) Definition of "affordable rents." Response: Maricopa County will comply with HOME rent limits as described in 24CFR 92.252. (a), (c), (e) and (f) in accordance with the Neighborhood Stabilization Program requirements as outlined below. 1. The fair market rent for existing housing for comparable units in the area as established by HUD under 24 CFR 888.111; or 2. A rent that does not exceed 30 percent of the adjusted income of a family whose annual income equals 65 percent of the median income for the area as determined by HUD, with adjustments for number of bedrooms in the unit. 3) Describe how the grantee will ensure continued affordability for NSP assisted housing. Response: Maricopa County will adopt the continued affordability standards and enforcement mechanisms within the guidelines of HOME Program Standards located at 24 CFR 92.254. Homeownership activities will have secured lien documents in place for soft seconds, down payment assistance, closing cost assistance, lease purchase and shared equity loans through the affordability period as identified in the table located below. Recaptured funds will be reinvested in the program. Maricopa County will defer specific recapture provisions to non-profit partners once the affordability period has been met. A minimum 25% of funds received by Maricopa County will be used to assist households earning less than 50% of the Area Median Income. These units must remain affordable to households whose incomes do not exceed 50% of area median income during the affordability period. Maricopa County will monitor projects to ensure income guidelines, long term affordability and all other program compliance terms are being met. Maricopa County will require subrecipients and/or developers of multi-family projects to ensure properties will be affordable for households whose incomes do not exceed 50% percent of Area Median Income. Rental projects will be secured through lien documents or a Land Use Restriction Agreement (LURA) to ensure the period of affordability. Recaptured funds, if any, will be reinvested in the NSP program. If NSP funds assist a property that was previously assisted with HOME funds, but on which the affordability restrictions were terminated through foreclosure or transfer in lieu of foreclosure, Maricopa County Community Development will require HOME affordability restrictions for the greater of the remaining period of HOME affordability or the continuing affordability requirements of Neighborhood Stabilization Program. 4) Describe housing rehabilitation standards that will apply to NSP assisted activities. Response: Foreclosed and abandoned homes or residential properties will be rehabilitated to the extent necessary to comply with applicable laws, codes, and other requirements relating to housing safety, quality, and habitability, in order to sell, rent, or redevelop such homes and properties. Maricopa County and its subrecipients and/or developers will use the Minimum Basic Housing Rehabilitation Standards adopted by the Maricopa County HOME Consortium as the minimum standard for any rehabilitation activities. In addition, Maricopa County and any subrecipient or developer will include improvements whenever feasible to increase the energy efficiency of properties and to provide renewable energy source(s). Maricopa County will establish green building guidelines that can be strategically incorporated as cost effective, energy efficient improvements that ensure long term affordability, increased homeowner sustainability and improve the attractiveness of housing and neighborhoods.

## Low Income Targeting:

D. LOW INCOME TARGETING Identify the estimated amount of funds appropriated or otherwise made available under the NSP to be used to purchase and redevelop abandoned or foreclosed upon homes or residential properties for housing individuals or families whose incomes do not exceed 50 percent of area median income: Response: Maricopa County will apply no less than \$2,493,567 for households with incomes at or below 50% of Area Median Income. To the extent feasible, assistance will be offered in the form of affordable homeownership opportunities through soft second liens, lease-purchase options, and/or down payment and closing cost assistance. Scattered site single-family rental projects and/or multi-family rental projects will be developed for households at or below 50% of Area Median Income who cannot qualify for homeownership. HERA funds may also be used for rental housing projects for formerly homeless households or other special needs populations as a possible way to achieve this objective.

## Acquisition and Relocation:

E. ACQUISITIONS & RELOCATION Indicate whether grantee intends to demolish or convert any low- and moderate-income dwelling units (i.e., < 80% of area median income). If so, include: The number of low- and moderate-income dwelling units-<80% of area median income-reasonably expected to be demolished or converted as a direct result of NSP-assisted activities; the number of NSP affordable housing units made available to low-, moderate-, and middle-income households-<120% of area median income-reasonably expected to be produced by activity and income level as provided for in DRGR, by each NSP activity providing such housing (including a proposed time schedule for commencement and completion); the number of dwelling units reasonably expected to be made available for households whose income does not exceed 50 percent of area median income. Response: Part of Maricopa County's strategy to address the Neighborhood Stabilization Program requirement that 25% of allocated funds assist households with incomes not exceeding 50% of Area Median Income may include the demolition of up to 20 blighted residential structures. If such an activity is undertaken, Maricopa County anticipates that it will construct a minimum of 15 new rental units, affordable to households whose income does not exceed 50% of Area Median Income. Such a project will commence and be completed within the Neighborhood Stabilization Program obligation and expenditure deadlines.

## Public Comment:

F. PUBLIC COMMENT Provide a summary of public comments received to the proposed NSP Substantial Amendment. Response: The Maricopa County Community Development Advisory Committee (CDAC) held a public hearing on November 12, 2008 for the purpose of obtaining public input on the Neighborhood Stabilization Program Annual Action Plan Amendment. Additionally, CDAC meetings were held on October 8, 2008 and November 12, 2008 to discuss the proposed uses of the Neighborhood Stabilization Program funds. Meetings were also held with the Maricopa County Board of Supervisors on October 15, 2008, November 17, 2008 and December 1, 2008 to solicit public input and obtain Board of Supervisors authorization to submit the Annual Action Plan Amendment to HUD. The Annual Action Plan Amendment was made available for public comment from November 12, 2008 to November 28, 2008 on Maricopa County's website at [www.maricopa.gov/comm\\_dev](http://www.maricopa.gov/comm_dev). Hard copies were also made available at Maricopa County Community Development's office located at 222 North Central, Suite 5200, Phoenix, AZ and at Maricopa County Public Housing Authority, 2024 N. 7th Street, Suite 101, Phoenix, AZ. A public notice on the Neighborhood Stabilization Program funding was published in the following publications: The Arizona Business Gazette on 11/06/08, the East Valley Tribune on 11/07/08, the Gila Bend Sun on 11/06/08, the West Valley View on 11/07/08, the Surprise Independent on 11/05/08, the Wickenburg Sun on 11/05/08, the Buckeye Valley News on 11/06/08. Affidavits of Publication are included as an Attachment for your review. Public Comments Maricopa County received the following comments from citizens, agencies and communities: On November 12, 2008 the Community Development Advisory Committee (CDAC) held a public hearing for the purpose of obtaining citizen input and comment regarding the draft annual action plan amendment and proposed uses for the Neighborhood Stabilization program funding. CDAC members requested further explanation regarding some aspects of the NSP program such as targeting the areas and populations of greatest needs, green building practices and regarding differing regulations in correlation to HOME and CDBG. No public comments were received. The CDAC recommended the Amendment be forwarded to the Board of Supervisors for approval. On November 17, 2008, the Board of Supervisors reviewed the draft Substantial Amendment to the Annual Action Plan addressing recommendations for the use of the Neighborhood Stabilization Program (NSP) funds. The Board expressed some concern regarding the potential impact the funds could have on the market. The Board also had some concerns regarding whether the investment of Neighborhood Stabilization Program funding will impact foreclosures going forward. Overall the Board was supportive of the plan including support for providing permanent supportive housing for special needs populations. On November 20, 2008, the United States Veterans Initiative (USVI) submitted written comments requesting the housing needs of veterans be made a priority specialneeds population. USVI cited a growing number of veterans returning from Iraq and Afghanistan. The USVI expressed concern regarding information provided to them by service organizations reporting the number of requests for help from military personnel and new veterans has jumped sharply, especially for those who were wounded, mentally or physically. USVI mentioned a specific need for workforce and clean and sober permanent housing. USVI also held that many veterans have low or very-low incomes, frequently struggling to keep their homes and pay their bills. USVI requested that Maricopa County target the growing housing needs of veterans by providing affordable rental housing options for low-income veterans. Maricopa County appreciates the comments and recognizes the needs of the veterans and will strive to serve them along with other special needs populations. USVI was invited to attend a Maricopa County organized meeting, scheduled for December 10, 2008 on using Neighborhood Stabilization Program funds for permanent supportive housing. Comments were generally helpful to the planning process and worked to inform and sometimes modify staff assessments of need and planned activities particularly in the support of permanent supportive housing for special needs populations.

## Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
0001	Financing Mechanisms	0001A	Financing Mechanisms - Homeownership
0002	Acquisition/Purchase & Rehabilitation	0002A	Acq/Rehab/Resale - Homeownership
		0002B	Acq/Rehab/Resle - HO LH25
0003	Acquisition/Purchase and	0003A	Acquisition/Purchase Rehabilitation Rental
		0003B	Acquisition/Rehabilitation - Rental
		0003C	209 West Jackson
0004	ADMINISTRATION AND PLANNING	0004A	Administration
9999	Restricted Balance	No activities in this project	



## Activities

**Project # / Title:** 0001 / Financing Mechanisms

**Grantee Activity Number:** 0001A  
**Activity Title:** Financing Mechanisms - Homeownership

**Activity Type:**

Homeownership Assistance to low- and moderate-income

**Project Number:**

0001

**Projected Start Date:**

05/01/2009

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

**Environmental Assessment:**

EXEMPT

**Benefit Report Type:**

Direct (Households)

**Activity Status:**

Completed

**Project Title:**

Financing Mechanisms

**Projected End Date:**

06/30/2013

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 225,000.00

**Other Funds** \$ 0.00

**Total Funds** \$ 225,000.00

**Proposed Beneficiaries**

# Owner Households

Total	Low	Mod	Low/Mod%
12		7	58.33
12		7	58.33

# of Households

**Proposed Accomplishments**

# of Singlefamily Units

**Total**

12

# of Housing Units

12

**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

Neighborhood Housing Services of Southwest Maricopa County

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**

**Organization Type**

**Proposed**



Maricopa County Human Services, Community Development Division  
Neighborhood Housing Services of Southwest Maricopa County

Local Government \$ 0.00  
Non-Profit \$ 225,000.00

### Location Description:

This activity will primarily target Urban County cities and towns with a HUD Risk Score of 8 or higher in the Urban County. Funding may be made available for the purchase of foreclosed properties throughout Urban Maricopa County.

### Activity Description:

Eligible homebuyers at or below 120% Area Median Income will receive financial assistance of up to \$25,000 for down payment and closing costs. Assistance amounts will be determined on a sliding scale based on need. Criteria determining need will include but not be limited to household size, house price, etc. Program income will be reinvested into the program. This activity will serve the areas of greatest needs identified below under location description. This activity will not be used to meet the low income housing requirement to assist households at or below 50% of Area Median Income. Maricopa County will adopt HERA counseling requirements that program beneficiaries must attend a minimum 8 hours of housing counseling from a HUD-approved counseling agency and provided by a certified housing counselor. The affordability period is determined by the amount of assistance provided. This is a homeownership activity designed to provide homebuyer assistance in the form of soft seconds, down payment and closing cost assistance. Loan security documents will be used to ensure long term HOME Program affordability provisions are met.

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## Project # / Title: 0002 / Acquisition/Purchase & Rehabilitation Single-Family

**Grantee Activity Number:** 0002A  
**Activity Title:** Acq/Rehab/Resale - Homeownership

### Activity Type:

Rehabilitation/reconstruction of residential structures

### Project Number:

0002

### Projected Start Date:

05/01/2009

### Project Draw Block by HUD:

Not Blocked

### Activity Draw Block by HUD:

Not Blocked

### Block Drawdown By Grantee:

Not Blocked

### National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

### Environmental Assessment:

COMPLETED

### Benefit Report Type:

### Activity Status:

Completed

### Project Title:

Acquisition/Purchase & Rehabilitation Single-

### Projected End Date:

05/30/2013

### Project Draw Block Date by HUD:

### Activity Draw Block Date by HUD:

**Total Budget:** \$ 5,809,631.44

**Other Funds** \$ 0.00

**Total Funds** \$ 5,809,631.44



Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	34		30	88.24
# of Households	34		30	88.24

Proposed Accomplishments	Total
# of Singlefamily Units	34
# of Housing Units	34
# of Properties	34

**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

Housing Authority of Maricopa County HAMC

**Proposed budgets for organizations carrying out Activity:**

Responsible Organization	Organization Type	Proposed
Housing Authority of Maricopa County HAMC	Local Government	\$ 6,233,274.00

**Location Description:**

Funds will be targeted to the areas of greatest need including primarily census tract areas in the cities/towns of Buckeye, El Mirage and Goodyear.

**Activity Description:**

Homes will be acquired, rehabilitated and offered for sale to eligible homebuyers for an amount equal to or less than the cost to acquire and redevelop or rehabilitate the property. The maximum sales price for a property will be the lesser of the fair market value or the NSP investment which will be determined by aggregating all costs of acquisition, rehabilitation and redevelopment (including project delivery costs, which include but are not limited to costs related to the sale of the property). Eligible homebuyers at or below 120% Area Median Income will receive assistance under this activity to the extent households are able to qualify to purchase a home. Program income will be reinvested into the NSP program. This activity will serve the areas of greatest need identified below under location description. Maricopa County will adopt HERA counseling requirements that program beneficiaries must attend a minimum 8 hours of housing counseling from a HUD-approved counseling agency and provided by a certified housing counselor. The affordability period will be determined by the amount of assistance provided. This is a homeownership activity designed to provide homebuyer assistance in the form of soft seconds. Homes will be acquired, rehabilitated and then offered for sale to eligible homebuyers for an amount equal to or less than the cost to acquire and redevelop or rehabilitate the property. The maximum sales price for a property will be determined by aggregating all costs of acquisition, rehabilitation and redevelopment (including project delivery costs, which includes but is not limited to costs related to the sale of the property). Loan security documents will be used to ensure long term HOME Program affordability provisions are met. Maricopa County and any subrecipient or developer will include improvements whenever feasible to increase the energy efficiency of properties and to provide a renewable energy source(s). Maricopa County will establish green building guidelines that can be strategically incorporated as cost effective, energy efficient improvements that ensure long term affordability, increased homeowner sustainability and improved attractiveness of housing and neighborhoods.



**Grantee Activity Number:** 0002B  
**Activity Title:** Acq/Rehab/Resle - HO LH25

**Activitiy Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

0002

**Projected Start Date:**

05/01/2009

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

**Environmental Assessment:**

COMPLETED

**Benefit Report Type:**

Direct (Households)

**Activity Status:**

Completed

**Project Title:**

Acquisition/Purchase & Rehabilitation Single-

**Projected End Date:**

05/30/2013

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 597,904.83

**Other Funds** \$ 0.00

**Total Funds** \$ 597,904.83

**Proposed Beneficiaries**

	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Low/Mod%</b>
# Owner Households	9	9		100.00
# of Households	9	9		100.00

**Proposed Accomplishments**

	<b>Total</b>
# of Singlefamily Units	9
# of Housing Units	9
#Low flow showerheads	18
#Low flow toilets	18
#Clothes washers replaced	9
#Replaced hot water heaters	9
#Replaced thermostats	9
#Efficient AC added/replaced	9
#High efficiency heating plants	9
#Additional Attic/Roof Insulation	9
# of Properties	9



**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:****Organization carrying out Activity:**

Housing Authority of Maricopa County HAMC

**Proposed budgets for organizations carrying out Activity:****Responsible Organization**

Housing Authority of Maricopa County HAMC

**Organization Type**

Local Government

**Proposed**

\$ 597,904.83

**Location Description:**

Funds will be targeted to the areas of greatest need including primarily census tract areas in the cities/towns of Buckeye, El Mirage, and Goodyear.

**Activity Description:**

Homes will be acquired, rehabilitated and offered for sale to eligible homebuyers for an amount equal to or less than the cost to acquire and redevelop or rehabilitate the property. The maximum sales price for a property will be the lesser of the fair market value or the NSP investment which will be determined by aggregating all costs of acquisition, rehabilitation and redevelopment (including project delivery costs, which include but are not limited to costs related to the sale of the property). Eligible homebuyers at or below 50% Area Median Income will receive assistance under this activity. This activity will be used to meet the low income housing requirement to assist households at or below 50% of Area Median Income to the extent households are able to qualify to purchase a home. Program income will be reinvested into the NSP program. This activity will serve the areas of greatest need identified below under location description. Maricopa County will adopt HERA counseling requirements that program beneficiaries must attend a minimum 8 hours of housing counseling from a HUD-approved counseling agency and provided by a certified housing counselor. The affordability period will be determined by the amount of assistance provided. This is a homeownership activity designed to provide homebuyer assistance in the form of soft seconds. Homes will be acquired, rehabilitated and then offered for sale to eligible homebuyers for an amount equal to or less than the cost to acquire and redevelop or rehabilitate the property. The maximum sales price for a property will be determined by aggregating all costs of acquisition, rehabilitation and redevelopment (including project delivery costs, which includes but is not limited to costs related to the sale of the property). Loan security documents will be used to ensure long term HOME Program affordability provisions are met. Maricopa County and any subrecipient or developer will include improvements whenever feasible to increase the energy efficiency of properties and to provide a renewable energy source(s). Maricopa County will establish green building guidelines that can be strategically incorporated as cost effective, energy efficient improvements that ensure long term affordability, increased homeowner sustainability and improved attractiveness of housing and neighborhoods.

**Project # / Title: 0003 / Acquisition/Purchase and Rehabilitation Rental****Grantee Activity Number:**

0003A

**Activity Title:**

Acquisition/Purchase Rehabilitation Rental

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Activity Status:**

Completed

**Project Number:**

0003

**Project Title:**

Acquisition/Purchase and Rehabilitation Rental

**Projected Start Date:****Projected End Date:**



05/01/2009

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

**Environmental Assessment:**

**Benefit Report Type:**

Direct (Households)

06/30/2013

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:**

\$ 1,720,432.22

**Other Funds**

\$ 0.00

**Total Funds**

\$ 1,720,432.22

**Proposed Beneficiaries**

# Renter Households

**Total**

**Low**

**Mod**

**Low/Mod%**

10

10

100.00

# of Households

10

10

100.00

**Proposed Accomplishments**

# of Singlefamily Units

**Total**

10

# of Housing Units

10

#Low flow showerheads

20

#Low flow toilets

20

#Replaced hot water heaters

10

#Replaced thermostats

10

#Efficient AC added/replaced

10

#High efficiency heating plants

10

#Additional Attic/Roof Insulation

10

# of Properties

10

**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

Exito, Inc.

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**

Exito, Inc.

Maricopa County Human Services, Community Development Division

**Organization Type**

Non-Profit

Local Government

**Proposed**

\$ 1,720,000.00

\$ 0.00



**Location Description:**

Maricopa County Community Development will target funds as follows: Areas of greatest need including primarily census tract areas in the cities/towns of Buckeye, El Mirage and Goodyear. Populations of greatest need including but not limited to: formerly homeless households; physically disabled; developmentally disabled; veterans and/or other special needs populations

**Activity Description:**

Maricopa County will provide rental opportunities for households at or below 50% of the Area Median Income. Special needs populations including the formerly homeless; physically disabled; developmentally disabled; veterans; and/or other special needs households will be targeted to the extent feasible. Rental units may be scattered site or multi-family depending on the availability of units. This activity may include acquisition and rehabilitation of rental units, and/or demolition of blighted structures and construction of new rental units. Program income, if any, will be reinvested into the NSP program. This activity will serve the areas of greatest needs identified below under location description. The affordability period will be determined by the amount and type of assistance provided and is listed in the table on the following page. Maricopa County will provide rental opportunities for households at or below 50% of the Area Median Income. Special needs populations including the formerly homeless; physically disabled; developmentally disabled; and/or other special needs households will be targeted. Rental projects will be secured through lien documents or a Land Use Restriction Agreement (LURA) to ensure the period of affordability. Maricopa County will comply with HOME rent limits as described in 24CFR 92.252. (a), (c), (e) and (f) in accordance with the Neighborhood Stabilization Program requirements as outlined below. 1. The fair market rent for existing housing for comparable units in the area as established by HUD under 24 CFR 888.111; or 2. A rent that does not exceed 30 percent of the adjusted income of a family whose annual income equals 65 percent of the median income for the area as determined by HUD, with adjustments for number of bedrooms in the unit.

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**Grantee Activity Number:** 0003B  
**Activity Title:** Acquisition/Rehabilitation - Rental

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

0003

**Projected Start Date:**

05/28/2010

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

**Environmental Assessment:**

COMPLETED

**Benefit Report Type:**

Direct (Households)

**Activity Status:**

Completed

**Project Title:**

Acquisition/Purchase and Rehabilitation Rental

**Projected End Date:**

09/15/2013

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 832,579.38

**Other Funds** \$ 0.00

**Total Funds** \$ 832,579.38

**Proposed Beneficiaries**

	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Low/Mod%</b>
# Renter Households	8	8		100.00
# of Households	8	8		100.00

**Proposed Accomplishments**

	<b>Total</b>
# of Singlefamily Units	8
# of Housing Units	8
#Low flow showerheads	16
#Low flow toilets	8
#Replaced thermostats	8
#Efficient AC added/replaced	8
#High efficiency heating plants	8
#Additional Attic/Roof Insulation	8
# of Properties	8

**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:****Organization carrying out Activity:**

Catholic Charities Community Services, Inc.

**Proposed budgets for organizations carrying out Activity:****Responsible Organization**

Catholic Charities Community Services, Inc.

**Organization Type**

Non-Profit

**Proposed**

\$ 775,000.00

**Location Description:**

Maricopa County Community Development will target funds as follows: Areas of greatest need including primarily census tract areas in the cities/towns of Buckeye, El Mirage and Goodyear. Populations of greatest need including but not limited to: formerly homeless households; physically disabled; developmentally disabled; veterans and/or other special needs populations

**Activity Description:**

Maricopa County will provide rental opportunities for households at or below 50% of the Area Median Income. Special needs populations including the formerly homeless; physically disabled; developmentally disabled; veterans; and/or other special needs households will be targeted to the extent feasible. Rental units may be scattered site or multi-family depending on the availability of units. This activity may include acquisition and rehabilitation of rental units, and/or demolition of blighted structures and construction of new rental units. Program income, if any, will be reinvested into the NSP program. This activity will serve the areas of greatest needs identified below under location description. The affordability period will be determined by the amount and type of assistance provided and is listed in the table on the following page. Maricopa County will provide rental opportunities for households at or below 50% of the Area Median Income. Special needs populations including the formerly homeless; physically disabled; developmentally disabled; and/or other special needs households will be targeted. Rental projects will be secured through lien documents or a Land Use Restriction Agreement (LURA) to ensure the period of affordability. Maricopa County will comply with HOME rent limits as described in 24CFR 92.252. (a), (c), (e) and (f) in accordance with the Neighborhood Stabilization Program requirements as outlined below. 1. The fair market rent for existing housing for comparable units in the area as established by HUD under 24 CFR 888.111; or 2. A rent that does not exceed 30 percent of the adjusted income of a family whose annual income equals 65 percent of the median income for the area as determined by HUD, with adjustments for number of bedrooms in the unit.



**Grantee Activity Number:** 0003C  
**Activity Title:** 209 West Jackson

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

0003

**Projected Start Date:**

06/01/2011

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

**Environmental Assessment:**

EXEMPT

**Benefit Report Type:**

Direct (Households)

**Activity Status:**

Under Way

**Project Title:**

Acquisition/Purchase and Rehabilitation Rental

**Projected End Date:**

04/30/2015

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 2,844,778.68

**Other Funds** \$ 0.00

**Total Funds** \$ 2,844,778.68

**Proposed Beneficiaries**

# Renter Households

Total	Low	Mod	Low/Mod%
297	297		100.00
297	297		100.00

# of Households

**Proposed Accomplishments**

# of Multifamily Units

**Total**

297

# of Housing Units

297

# of Elevated Structures

1

# ELI Households (0-30% AMI)

90

#Units deconstructed

3

#Replaced thermostats

297

#Efficient AC added/replaced

1

# of Properties

1



**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:****Organization carrying out Activity:**

Arizona Housing, Inc.

**Proposed budgets for organizations carrying out Activity:****Responsible Organization**

Arizona Housing, Inc.

Housing Authority of Maricopa County HAMC

**Organization Type**

Non-Profit

Local Government

**Proposed**

\$ 1,569,800.00

\$ 1,274,978.68

**Location Description:**

209 West Jackson is located in the Warehouse District of Downtown Phoenix.

**Activity Description:**

209 West Jackson will be acquired and rehabilitated for use as integrated supportive housing for tenants at or below 50% of area median income. This activity provides an opportunity to demonstrate the effectiveness of integrated supportive housing, while at the same time ensuring the successful operation of this much celebrated development for a fifteen year period of affordability. An integrated team of experts skilled in the operation of permanent supportive housing will provide on-site supportive services and property management. The investment in this property will also contribute to the stability of the neighborhood through quality housing and on-site services.

**Project # / Title: 0004 / ADMINISTRATION AND PLANNING****Grantee Activity Number:**

0004A

**Activity Title:**

Administration

**Activity Type:**

Administration

**Project Number:**

0004

**Projected Start Date:**

09/01/2008

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:****Activity Status:**

Under Way

**Project Title:**

ADMINISTRATION AND PLANNING

**Projected End Date:**

06/30/2015

**Project Draw Block Date by HUD:****Activity Draw Block Date by HUD:****Total Budget:**

\$ 500,000.00





Not Applicable - (for Planning/Administration or Unprogrammed Funds only)

<b>Other Funds</b>	\$ 0.00
<b>Total Funds</b>	\$ 500,000.00

**Environmental Assessment:**  
COMPLETED

**Benefit Report Type:**  
NA

**Activity is being carried out by Grantee:**  
Yes

**Activity is being carried out through:**  
Grantee Employees and Contractors

**Organization carrying out Activity:**  
Maricopa County Human Services, Community Development Division

**Proposed budgets for organizations carrying out Activity:**

Responsible Organization	Organization Type	Proposed
Maricopa County Human Services, Community Development Division	Local Government	\$ 500,000.00

**Location Description:**  
222 N. Central, Suite 5200, Phoenix, AZ 85004

**Activity Description:**  
Administrative funds will be used for program coordination, staff salaries and employee related costs, developing systems for compliance, outreach to potential partners and the public, producing requests for proposals, proposal review, preparing agreements/contracts with subrecipients and developers, preparing reports, coordination and resolution of audit and monitoring findings, program evaluation, legal, accounting, audit, travel costs, fair housing outreach, and program supervision. Maricopa County may also grant a portion of administrative funds to partner agencies for the purposes identified above.

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## Action Plan History

Version	Date
B-08-UN-04-0501 AP#1	01/23/2015
B-08-UN-04-0501 AP#2	04/30/2014
B-08-UN-04-0501 AP#3	10/28/2013
B-08-UN-04-0501 AP#4	01/14/2013
B-08-UN-04-0501 AP#5	08/17/2012



B-08-UN-04-0501 AP#6	01/27/2012
B-08-UN-04-0501 AP#7	10/24/2011
B-08-UN-04-0501 AP#8	08/31/2010

